



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN
HISTORIC DESIGN REVIEW COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

**April 1, 2014
6:00 PM**

Historic Design Review Commissioners

Lisa Worthington, Chair
Roger Luebke
Matt Spokely
Fred Vitas
Nick Willick
Liz Briggs
Cindy Combs
Terry Green
Kathryn Kratzer-Yue

City Staff

Will Wong, Community Development Director
Reg Murray, Senior Planner
Lance Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

April 2, 2013
February 4, 2014

IV. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

V. PUBLIC HEARING ITEMS

A. HISTORIC DESIGN REVIEW – 107 SACRAMENTO STREET (SIERRA MOON GOLDSMITHS) – FILE HDR 14-2. The applicant is requesting Historic Design Review approval for building re-painting, awning replacement and signage design for Sierra Moon Goldsmiths located at 107 Sacramento Street.

VI. COMMISSION BUSINESS

- A. HDRC Priorities Follow-up – Workshop Discussion with Interest Groups
- B. HDRC Priorities Follow-up – Council Presentation and Promotion of Resources
- C. HDRC Priorities Follow-up – Mills Act

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
- B. Future Historic Design Review Commission Meetings
- C. Reports

VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

The purpose of these reports is to provide a forum for Historic Design Review Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

Historic Design Review Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

X. ADJOURNMENT

Thank you for attending the meeting. The Historic Design Review Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chair, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Historic Design Review Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING
April 2, 2013**

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on April 2, 2013 at 6:00 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Luebkeman, Vitas, Willick, Worthington, Spokely, Briggs, Combs, Kratzer-Yue

COMMISSIONERS ABSENT: Green

STAFF PRESENT: Will Wong, Community Development Director
Reg Murray, Senior Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Minutes of March 5, 2013 approved as submitted.

IV. PUBLIC COMMENT

None

V. COMMISSION BUSINESS

A. Commission Powers and Duties (AMC §159.496).

Planner Murray noted that the HDRC initiated discussion of their Powers and Duties on March 5th and reviewed the Commission's discussions to date.

Chair Spokely reviewed his intent for the Commission's review of their powers and duties.

The Commission discussed their role in the consideration of historic issues.

Chair Spokely reviewed each of the powers and duties that the Commission would be considering and suggested how the Commission would address each item.

The Commission discussed how to organize their review of the powers and duties and settled on membership for each of the different subcommittees.

The Commission agreed to start their review with Power & Duty #5 at the first hearing in May. Commissioner Willick agreed to lead the subcommittee.

The Commission agreed to review duties 6 and 10 at the first meeting in June and duties 7 and 9 in July.

The Commission expressed their preference with having all resulting information made available online.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None

B. Future Historic Design Review Commission Meetings

Director Wong informed the Commission that there will be several items for the April 16th hearing.

C. Reports

None

VII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

None

VIII. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None

IX. ADJOURNMENT

The meeting adjourned at 6:41 p.m.

Respectfully submitted,

Reg Murray, Senior Planner

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING
February 4, 2014**

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on February 4, 2014 at 6:00 p.m. by Chair Worthington in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Luebke, Spokely, Willick, Worthington,
Briggs, Green

COMMISSIONERS ABSENT: Vitas, Combs, Kratzer-Yue

STAFF PRESENT: Will Wong, Community Development Director
Reg Murray, Senior Planner
Lance Low, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

None

V. PUBLIC HEARING

- A. HISTORIC DESIGN REVIEW – 949 LINCOLN WAY (WELLS FARGO BUILDING FACADE) – FILE HDR 14-1.** The applicant requests Historic Design Review approval to remove the non-structural metal bars and repair and/or replace the wooden infill panels on the building located at 949 Lincoln Way.

Planner Lowe presented the project which included removing the exterior metal bars and repair/replacement of the wood panels below the windows.

Steve Lewis of Lewis Architecture addressed the Historic Design Review Commission. Mr. Lewis described the architectural plans proposed for the Wells Fargo building.

Mr. Lewis noted that the removal of the bars will eliminate the “jail” like appearance of the building. Removal will also allow maintenance to be done more easily.

Chair Worthington asked when the bars were installed on the building?

Mr. Lewis noted that the bars were not part of the original architecture of the building.

Chair Worthington asked about the reflective film on the windows.

Mr. Lewis noted that no film is currently on the windows, but is something Wells Fargo might want to add.

Mr. Lewis noted that any film added to the windows would not be a reflective film.

Commissioner Green asked about the type of material for the existing panels.

Mr. Lewis noted that the current panels are plywood and Wells Fargo will be installing Hardi Board for their replacement.

Chair Worthington opened the hearing for public comment.

Chair Worthington closed the hearing for public comment.

Commissioner Willick **MOVED** to Adopt Resolution No. 14-1 to approve the Historic Design Review for the Wells Fargo building, as amended to include non-reflective tinting of the windows to avoid a mirror-like finish.

Commissioner Briggs **SECONDED** the motion.

AYES:	Luebke, Spokely, Willick, Briggs, Green, Chair Worthington
NOES:	None
ABSTAIN:	None
ABSENT:	Kratzer-Yue, Combs, & Vitas

The motion was **APPROVED**.

VI. COMMISSION BUSINESS

A. Annual HDRC Priorities and Operations Review 2014

Planner Murray presented the staff report and reviewed the HDRC's past priorities, the special projects list, and the Commission's review of its priorities. He also reviewed the HDRC's requirement to consider their operations and procedures and determine if they wish to make any recommendations to the City Council.

Chair Worthington noted that the Commission is nearing completion of their review of powers and duties.

The Commission discussed the purpose of their review of the powers and duties, the product of that review, and the upcoming presentation to City Council. The HDRC decided to leave the powers and duties review on the priorities list until after Council receives the Commission's presentation summarizing their review.

The Commission discussed whether other portions of the ordinance should be reviewed in a manner similar to the powers and duties.

The Commission considered the purpose of the operations and procedures review.

Chair Worthington asked if Commission attendance is an operations and procedures issue.

Planner Murray indicated that it qualifies.

Commissioner Luebke noted that the Commission's review of its powers and duties took longer than originally anticipated and that there are two items on the Commission's priorities list that it hasn't addressed. He noted that the Commission focus on the two remaining items and not add anything new to the list.

Commissioner Spokely suggested that the update of the sign provisions have a higher priority than the update of the streetscape guidelines due to the loss of redevelopment funding.

The Commission discussed attendance issues, prior operational changes made by the Commission, accomplishments over the past year, and interests for the coming year.

Director Wong noted that the two remaining items on the HDRC are tasks for staff to complete.

Planner Murray provided further clarification on that remaining tasks and Council's upcoming consideration of staff priorities, including a potential update of the Auburn General Plan.

Director Wong provided additional background on the potential update of the Auburn General Plan and reviewed several tasks from the projects list.

Commissioner Briggs suggested that the Commission review the possibility of expanding the historic district boundaries.

Director Wong commented that this issue would likely be addressed with the Council's consideration of the proposal to update the General Plan.

Commissioner Willick asked if Council direction would be required to initiate a change to the historic district boundaries.

Planner Murray stated that Council direction would be necessary. He also noted that the historic resources survey would be a tool for any district area discussion, and any desire to change boundaries would necessitate an update to the survey.

Chair Worthington expressed her support for amending the historic district boundaries in conjunction with the general plan update process, should Council include an update to the Historic Element.

Planner Murray indicated that staff's proposal will suggest updating the mandatory elements first and then addressing the optional elements at a later date.

Commissioner Green suggested waiting until after City Council receives the Commissions presentation about their powers and duties.

Chair Worthington asked about reviewing the entire historic ordinance.

Director Wong reminded the Commission that City Council provided prior direction by stating that the existing ordinance was fine and no revisions were necessary.

Commissioner Luebke commented that the Auburn registry only has a few buildings listed and suggested that the Commission could try to learn why people haven't sought to list their buildings and to develop a plan to get more buildings onto the Auburn registry.

Director Wong noted that, should Council approve the HDRC's suggestion to provide plaques which recognize historic resources, the Commission could consider a program to promote the program and plaques.

Chair Worthington suggested a new priority to explore the feasibility of developing a plan to increase the number of historic properties on the historic registry, promote resource recognition via plaques, and promote informal recognition via commendations.

Chair Worthington asked the Commission if they wished to keep the other existing priorities.

Commissioner Spokely asked if there was a way to calendar a future date to review the priorities list again, such as July. The Commission asked to have the projects list brought back to them in the future as a reminder, along with a report regarding the Council's decision on the general plan update.

Chair Worthington closed discussion on Commission priorities and opened discussion on Commission operations and procedures.

Chair Worthington suggested asking the City Council how they foresee the HDRC being proactive and current on historic issues. It could include having the historical society or the Arts Commission come to the HDRC and make a presentation on related historic issues. Chair Worthington suggested that the Commission invite other groups with cross-over interests to address the HDRC once each year in order to get a better understanding of that group's interests and how they relate to the HDRC and historic preservation.

Commissioner Luebke suggested that the presentations wouldn't need to be limited to once each year.

Commissioner Green asked if the presentations could take the form of a workshop.

Commissioner Spokely agreed that a workshop format would be more productive.

Director Wong suggested that the HDRC decide which organizations they would want to meet with and what topics the Commission would like to discuss.

Chair Worthington asked staff to develop a list of possible groups.

Director Wong suggested that the Commission could discuss the list of possible groups to meet with at their next hearing.

Planner Murray clarified that the Commission's priorities list maintains the three existing priorities and adds two new priorities, including 1) the feasibility of developing a plan to increase the number of historic properties on the historic registry, promote resource recognition via plaques, and promote informal recognition via commendations; and 2) inviting other groups with cross-over interests to address the HDRC in order to get a better understanding of that group's interests and how they relate to the HDRC and historic preservation.

Commissioner Spokely suggested that staff make Council aware of the Commission's interests.

The Commission made no recommendations for operations and procedures.

B. HDRC Powers & Duties

Director Wong reviewed funding information submitted by Commissioner Combs in relation to Duty #9. He noted that the Commission's consideration is very project oriented. Director Wong identified three items of potential Commission interest: 1) Investigate specific projects and potential funding sources; 2) Study the Mill's Act at a future meeting; and 3) Adding a link for funding resources to the City's website.

The Commission discussed the organization and content of the upcoming presentation to City Council. The Commission decided to target the March 10th Council meeting for their presentation. The Commission agreed that the presentation did not need to be amended to address funding information.

Commissioners Luebke and Spokely previewed the Council presentation for the Commission members. The Commission discussed the presentation and different informational and formatting revisions.

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None

B. Future Historic Design Review Commission Meetings

None

C. Reports

None

VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

None

IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None

X. ADJOURNMENT

The meeting adjourned at 8:02 p.m.

Respectfully submitted,

Reg Murray, Senior Planner



CITY OF AUBURN

Staff Report

Historic Design Review Commission

Meeting Date: April 1, 2014

Prepared by: Lance E. Lowe, AICP, Associate Planner

**ITEM NO.
V-A**

ITEM V-A: HISTORIC DESIGN REVIEW – 107 SACRAMENTO STREET (SIERRA MOON GOLDSMITHS) – FILE HDR 14-2.

REQUEST: The applicant is requesting Historic Design Review approval for building re-painting, awning replacement and signage design for Sierra Moon Goldsmiths located at 107 Sacramento Street.

RECOMMENDED MOTION:

That the Historic Design Review Commission take the following action:

- A. Adopt HDRC Resolution No. 14-2 (**Exhibit A**) as presented, or as modified by the Historic Design Review Commission, approving the building re-painting, awning replacement and signage design as illustrated in **Exhibit B**, which includes the following actions:
 - 1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
 - 2. Adoption of Findings of Fact for approval of the Historic Design Review Permit as presented in the Staff Report; and,
 - 3. Approval of the Historic Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

ALTERNATIVE MOTION (DENIAL):

- B. Direct staff to amend HDRC Resolution No. 14-2 (**Exhibit A**) as presented for denial of the proposed project, based upon substantial evidence presented at the public hearing, and direct staff to present it at the next available Historic Design Review Commission meeting.

BACKGROUND:

Applicant: John Lynch & Linda Pierce d.b.a. Sierra Moon Goldsmith; 107 Sacramento Street; Auburn, CA 95603; (530) 823-1965

Owner: Joyce W. Armitage; 1124 Humbug Way; Auburn, CA 95603; (530) 823-1669

Location: 107 Sacramento Street (**Attachments 1 & 2**)

Assessor's Parcel Number: 002-190-034

Lot Size: ± 2,238 square feet

Project Site:

Zoning: Commercial (C-2)

Existing Land Use: Commercial

Surrounding Land Uses:

North: Commercial

South: Commercial

East: Commercial

West: Commercial

Surrounding Zone Districts:

North: C-2

South: C-2

East: C-2

West: C-2

BACKGROUND:

The project is located in the Old Town Historic Design Review District and Historic District. Although no building photograph(s) and descriptions have been included, the building is identified in the Historical Resources Survey dated 1986. According to the Historical Resources Survey, the building has a rating of 3 – meaning that the building appears eligible for individual listing in the judgment of the person(s) completing or reviewing the inventory form (**Attachment 3**).

PROJECT DESCRIPTION/ANALYSIS:

The applicant, Sierra Moon Goldsmiths, occupy the tenant space located at 107 Sacramento. The building is a two story structure with display windows on the first floor covered by an awning that spans the length of the windows. Signage is contained on the awning flap "Sierra Moon Goldsmiths". The second story contains 3-3'3" windows with individual window awnings.

Re-painting – The applicant proposes to repaint the building with colors as illustrated in **Exhibit B**. The applicant proposes to repaint the exterior of the building with a Pittsburgh Paints "Earl Grey" field color with Pittsburgh Paint "Black Magic" trim and pin striping color.

According to the Historic Design Review Guidelines, "colors used should be true, not synthetic (artificial or chemically created) colors and should be harmonious with colors used on neighboring buildings." "A good guide is to use colors on façade plans that are light or neutral (except when brick is used) with bolder, non-synthetic colors possibly used as highlights – generally no more than three colors should be used including a main and two accents."

Based upon the above policy, staff concurs with the "Earl Grey" field color and "Black Magic" trim and pin striping colors as the colors are harmonious with the neighboring buildings and the *Historic Design Review Guidelines*.

Awnings – The applicant proposes to replace both the upper and lower awnings. With the exception of the front flap, where the signage is located; both the proposed awnings will resemble the existing awnings with respect to colors and appearance. The proposed awnings will be manufactured by *Sumbrella* in Charcoal Grey (#4644) color as illustrated in **Exhibit B**.

The *Historic Preservation Architectural Design Guidelines* and *Secretary of the Interior Standards for the Treatment of Historic Properties* seeks to maintain the architectural and other characteristics of buildings in the Historic Districts. The *Historic Preservation Architectural Design Guidelines* and *Secretary of the Interior Standards for the Treatment of Historic Properties* notes: “The distinguishing original qualities or characteristics of a structure, improvement or site and its environment should be preserved. The removal or alteration of any historic material or distinctive architectural feature shall be avoided whenever possible.”

Although, the awnings may not qualify as a historic material, they do appear befitting of the architecture and era of the building.

The applicant has submitted two types of awnings for Historic Design Review Commission consideration; one with a side flap and one without a side flap. In staff’s opinion, the awning without the side flap appears more modern than the awning with the side flap and thus prefers awning option one vs. option 2 (**Exhibit B**).

Signage – The Historic Design Review Commissioner has previously authorized staff to approve signage; however, considering that the applicant has designed a sign concurrently with other improvements, staff is presenting the sign for consideration, along with the building color and awning replacement.

The City of Auburn Historical Preservation Architectural Design Guidelines allows a variety of signs provided they are of professional quality, and are befitting of the building and surrounding area. The applicant has provided a photo simulation showing the proposed signage as illustrated in **Exhibit B**. The applicant proposes to install one 7’9” by 2’6” (19.375 sq. ft.) wall sign constructed of either metal or plastic, which are both acceptable materials in accordance with the Historic Preservation Architectural Design Guidelines. The sign will be mounted off the building face by one to two inches. The sign color will appear to look like brushed metal.

The City of Auburn sign ordinance allows for building signs, provided that the total area of all such signs does not exceed 6 square feet of sign area for every 10 lineal feet of tenant frontage. The building frontage is ±23’4”; therefore, the maximum sign area allowed (at 6 square feet per 10 lineal feet of frontage) is ±13.99 square feet. The total area of the proposed wall signage is ±19.375 square feet, which exceeds the minimum size requirements.

Condition of Approval No. A-4 requires the signage to be reduced in size to a maximum of 13.99 feet in accordance with the City of Auburn Sign Ordinance.

As proposed and conditioned, it is staff’s opinion that the proposed exterior alterations are compatible with the character of the Old Town Historic District and are consistent with the *Historical Preservation Architectural Design Guidelines* and *Secretary of the Interior Standards for the Treatment of Historic Properties*. Based on the aforementioned, staff recommends approval of the project, as conditioned.

ENVIRONMENTAL DETERMINATION:

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorically Exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines.

ATTACHMENTS:

1. Vicinity Map
2. Aerial Photograph
3. Site Photograph

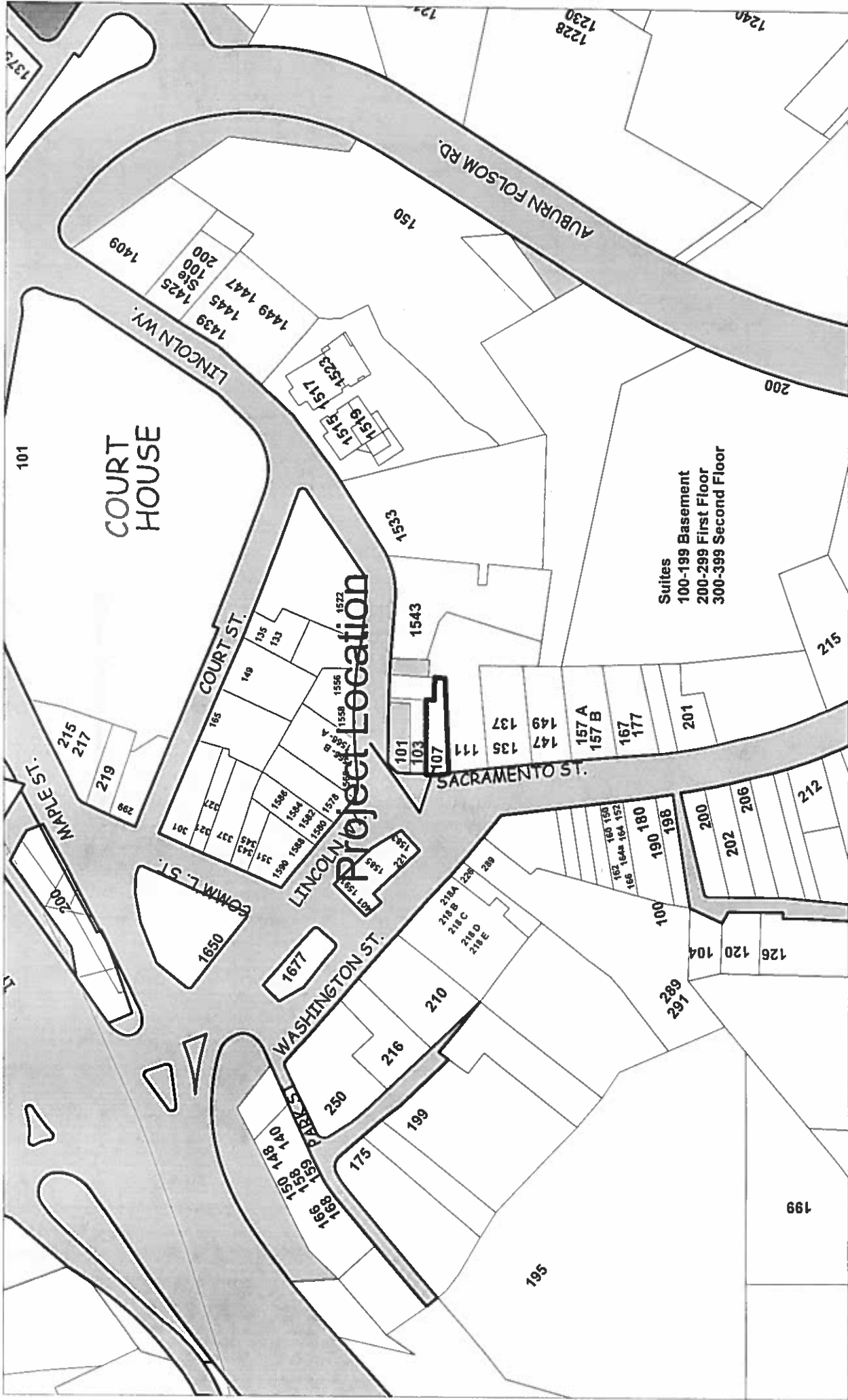
EXHIBITS:

- A. HDRC Resolution 14-2
- B. Project Description & Project Plans dated March 11, 2014



ATTACHMENTS

107 Sacramento Street



ATTACHMENT 1

107 Sacramento Street





View looking northeast from Sacramento Street

EXHIBITS



HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 14-2
SIERRA MOON GOLDSMITHS (107 SACRAMENTO STREET) – FILE HDR 14-2

Section 1. The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of April 1, 2014 to consider a request for Historic Design Review Permit for property located at 107 Sacramento Street - **File HDR 14-2.**

Section 2. The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the April 1, 2014 meeting.
2. Staff presentation at the public hearing held on April 1, 2014.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

Section 3. In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities).
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for 107 Sacramento Street (File HDR 14-2) subject to the following conditions:

A. PLANNING:

1. The project is approved subject to **Exhibit B** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Department.
2. The approval date for this project is **April 1, 2014**. This project is approved for a period of two years and shall expire on **April 1, 2016** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission.
3. The final building material and color selections shall be consistent with **Exhibit B**, which match the building. The color selection shall be from the Historic Color Palette supplied by paint companies such as Benjamin Moore, Kelly-Moore, Sherwin-Williams and others.

4. The sign shall be reduced in size to comply with 6 square feet per 10 lineal feet, in accordance with the City's Sign Ordinance.
5. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. BUILDING DEPARTMENT:

1. Prior to construction, the applicant shall obtain the requisite building permits from the City of Auburn, Building Division.

C. PUBLIC WORKS DEPARTMENT CONDITIONS:

1. Prior to any work being conducted in the public right-of-way, an Encroachment Permit shall be obtained from the Public Works Department.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby approves the 107 Sacramento Street Historic Design Review Permit, subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

PASSED, APPROVED AND ADOPTED this 1st day of April, 2014.

Chairman, Historic Design Review Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department

**BUSINESS:**

Sierra Moon Goldsmiths
107 Sacramento Street
Auburn, CA 95603

CO-OWNERS:

John Lynch
Linda Pierce

CONTACT:

(530) 823-1965
john@sierramoongoldsmiths.com

EXTERIOR STORE REMODEL**1A. Second Level Awning**

New awnings will be installed on all three second level windows with no flap. The Sunbrella material is Charcoal Grey (#4644). They will be the same dimension as the original awnings, but will have new material as noted on the sample page - *see attached photographs and sample page*

1B. First Level Awning

One new awning will be installed on the street level with no flap. The Sunbrella material is Charcoal Grey (#4644). It will be the same dimensions as the original awning, but will have new material as noted on the sample page - *see attached photographs and sample page*

2. New Signage

The new sign will be manufactured and installed by Michael Kirby of Timberline Signs. It will be installed between the first level awning and second level window (*see photograph*). It will be made of either metal or plastic and will be an enlarged version of our logo. The dimensions will be approximately 7'9" x 2'6" and will be mounted off the building face by one to two inches. The sign color will look like brushed metal.

3. Exterior Paint & Decorative

Main Building Color - *see sample 3A*

Exterior Decorative Detail ("Pinstriping") - *see sample 3B*

4. Exterior Window Trim

Exterior Trim on Lower Level Windows and Front Door- *see Sample 4A*

EXHIBIT B

Submitted: March 11, 2014

SIERRA MOON GOLDSMITHS

A

1 A



3

2

SIERRA MOON
GOLDSMITHS

1 B

SIERRA MOON GOLD

4



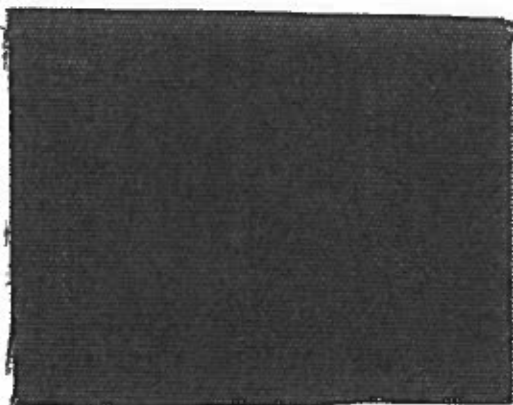
EXTERIOR FINISHES



LINDA PIERCE 107 Sacramento Street
Old Town Auburn, CA 95603
tel 530-823-1965 SierraMoonGoldsmiths.com
fax 530-823-1983 Linda@SierraMoonGoldsmiths.com

1A

1B



3A



3B

4A



SERRA MOON 187 Sacramento Street, Adams, CA



Option 2

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Option 1



Memorandum

City of Auburn
Community Development Department

To: Historic Design Review Commission
From: Reg Murray, Senior Planner *Reg Murray*
Date: April 1, 2014
Subject: HDRC Priorities Follow-up – Workshop Discussion about Interest Groups

The Historic Design Review Commission (HDRC) met on Tuesday, February 4, 2014 to review their issues of interest from last year and to consider priorities for the coming year. As part of that review, the Commission expressed a desire to be more proactive and current on historic issues and suggested that it should invite particular groups to speak with the HDRC about their organization and possible shared interests. The Commission initially identified three potential groups (below), but also agreed to continue their discussion on this issue in order to think about other groups that it may want to invite.

- Placer County Historical Society
- Railroad history group
- Arts Commission

The Commission also suggested that the meetings should take the form of workshops. The workshops would be used to obtain a better understanding of the group's interests and how they might relate to the HDRC and historic preservation.

This meeting is being provided to give the HDRC an opportunity to further discuss the groups/organizations they wish to meet with as well as to define in greater detail the purpose and format of the workshops. The Commission may also wish to consider whether it would want to establish an ad hoc committee to explore the issue further.



Memorandum

City of Auburn Community Development Department

To: Historic Design Review Commission
From: Wilfred Wong, Community Development Director
Date: April 1, 2014
Subject: HDRC Priorities Follow-up – Council Presentation and Promotion of Resources

Staff is following up with the Historic Design Review Commission (HDRC) with respect to the presentation made by the Commission to the City Council on Monday, March 24th and the promotion of the recognition programs.

The City Council by a 5-0 vote accepted all the recommendations from the HDRC:

- A. By Motion, accept the Historic Design Review Commission's recommendations for information to be displayed on the City's website, which includes an information flyer. Community Development staff will coordinate with Administrative Services staff to complete this project.
- B. By Motion, accept the Historic Design Review Commission's recommendations and direct staff to finalize the recognition process to commend those who have restored renovated and/or maintained their property in an exemplary manner.
- C. By Motion, accept the Historic Design Review Commission's recommendations and direct staff to finalize the process for recognition signage for those properties designated in the Auburn Register of Historic Sites.

Administrative Services staff has been informed about revisions to the City's website. One addition to the website was requested – adding a summary or list the major benefits when included in a local, State or Federal registry of historic properties (power and duties #10). The summary/list of benefits would be included with the web link.

Since the Council accepted the HDRC's recommendations for the recognition programs (Motions B and C above), the Commission can move forward with developing a plan aimed at increasing the number of properties on the Auburn Register of Historic Sites and promotion of the recognition programs (certificate/commendation and sign/plaque). The Commission may want to consider whether it wants to address this issue with the Commission as a whole, or to establish an ad hoc committee to conduct the initial investigation, develop recommendations, and then report back to the Commission.

Find attached the March 24, 2014 City Council staff report, PowerPoint handout and flyer.



Report to the Auburn City Council

Action Item

Agenda Item No.

City Manager's Approval

To: Mayor and City Council Members
From: Wilfred Wong, Community Development Director
Date: March 24, 2014
Subject: Historic Design Review Commission's Recommendations

The Issue

Should the City Council accept the recommendations from the Historic Design Review Commission (HDRC)?

Conclusions and Recommendation

- A. By Motion, accept the Historic Design Review Commission's recommendations for information to be displayed on the City's website, which includes an information flyer. Community Development staff will coordinate with Administrative Services staff to complete this project.
- B. By Motion, accept the Historic Design Review Commission's recommendations and direct staff to finalize the recognition process to commend those who have restored renovated and/or maintained their property in an exemplary manner.
- C. By Motion, accept the Historic Design Review Commission's recommendations and direct staff to finalize the process for recognition signage for those properties designated in the Auburn Register of Historic Sites.

Background/Analysis

On February 19, 2013 the HDRC decided to review the 10 powers and duties detailed in the municipal code (Exhibit A). The Commission's original intent was to discuss and better understand the existing code and its application. During their review the Commission determined that they had completed or perform as part of their normal responsibilities 5 of the powers and duties entrusted in them (1, 2, 3, 4 and 8). After reviewing the other remaining duties, the HDRC developed information and programs they felt worthwhile for the City Council to consider.

Members of the HDRC will present for City Council consideration the following:

- 1. Information to be displayed on the City's website.
- 2. An informational flyer.

3. A recognition process to commend those who have restored renovated and/or maintained their property in an exemplary manner.
4. For properties designated in the Auburn Register of Historic Sites a sign recognizing the property, how the sign could be designed, possible funding for the sign and consider updating the walking tour brochure.

Alternatives Available to Council; Implications of Alternatives

1. Accept the HDRC's recommendations; HDRC will continue to work on their duties.
2. Do not accept the HDRC's recommendations; HDRC will continue to work on their duties and explore other options.

Fiscal Impacts

Motion A: Staff time will be needed to update the City's website with the information provided by the HDRC. No additional funding will be required for this project.

Motion B: Staff time will be needed to finalize the recognition process to commend those who have restored renovated and/or maintained their property in an exemplary manner. Except for the cost for certificates/commendations, no additional funding will be required for this project.

Motion C: Staff time will be needed staff to finalize the process for recognition signage for those properties designated in the Auburn Register of Historic Sites. Funding for the design of the sign and how a sign will be paid for will be subject to the direction given by the City Council.

Additional Information

Please see the following Exhibits for more details:

- A. Auburn Municipal Code 159.496 Historic Design Review Commission; Powers and Duties.

EXHIBIT A

§ 159.496 HISTORIC DESIGN REVIEW COMMISSION (HDRC); POWERS AND DUTIES.

(A) The Historic Design Review Commission shall have the following powers and duties:

(1) To adopt rules of procedure for the conduct of its business in accordance with the provisions of this subchapter;

(2) Act in an advisory capacity to the City Council in all matters pertaining to historic resources and districts;

(3) Develop and maintain criteria for the nomination and designation of structures, improvements, or sites as historic resources. Such resources shall be separate and apart from the Historic Design Review District but shall be subject to the provisions of the district;

(4) Approve, conditionally approve, or deny Historic Design Review Permits in accordance with the provisions of this subchapter and the requirements of Chapter 157;

(5) Render advice and guidance, upon request of the owner or occupant of the property, on the restoration, alteration, decoration, landscaping or maintenance of any cultural resource including landmarks, sites, districts or neighboring properties within public view;

(6) Encourage and render advice and guidance to property owners or occupants on procedures for inclusion of a cultural resource on the local, State, or Federal level;

(7) Recommend to the City Council, from time to time or as events warrant, recognition of owners or occupants of structures, improvements or sites by means of certificates, plaques, markers or commendations who have restored, renovated and/or maintained their property in an exemplary manner;

(8) Establish guidelines for the declaration of historical buildings and structures within the city and designate all such buildings and structures as having special historical significance in a separate register of historical buildings (such as the Auburn Register of Historic Buildings);

(9) Investigate and make recommendations to the City Council on the availability and use of funding which is or may become available from various federal, state, local or private sources to promote and undertake preservation of districts, structures, improvements or sites of historical value to Auburn; and

(10) Provide local owners of diverse structures, buildings, areas, and sites with the benefits and responsibilities of inclusion in local, State, or Federal registries of historic properties.



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

2014 Commission Members

Lisa Worthington, Chair	Matt Spokely
Roger Luebkehan, Vice Chair	Fred Vitas
Nicholas Willick	Cindy Combs
Terry Green	Liz Briggs
Kathryn Kratzer-Yue	



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

Powers and Duties Completed

- (1) To adopt rules of procedure for the conduct of its business in accordance with the provisions of this subchapter;
- (2) Act in an advisory capacity to the City Council in all matters pertaining to historic resources and districts;
- (3) Develop and maintain criteria for the nomination and designation of structures, improvements, or sites as historic resources. Such resources shall be separate and apart from the Historic Design Review District but shall be subject to the provisions of the district;
- (4) Approve, conditionally approve, or deny Historic Design Review Permits in accordance with the provisions of this subchapter and the requirements of Chapter 157;
- (8) Establish guidelines for the declaration of historical buildings and structures within the city and designate all such buildings and structures as having special historical significance in a separate register of historical buildings (such as the Auburn Register of Historic Buildings)



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

Powers and Duties # 5 Willick, Combs, Green & Luebke

Render advice and guidance, upon request of the owner or occupant of the property, on the restoration, alteration, decoration, landscaping or maintenance of any cultural resource including landmarks, sites, districts or neighboring properties within public view.



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

Powers and Duties # 5 Willick, Combs, Green & Luebke

Flyer



City of Auburn

Historic Design Review Commission


The City of Auburn has established two Historic Districts within the City. Guidelines have been created to ensure continuity to our historical buildings and atmosphere. The Historic Design Review Commission (HDRC) was created to review requests for new development, exterior site and building additions and alterations, signs, and building materials and colors for properties within the Old Town Historic District and Downtown Historic District.

Is your property within the historical district? Find out by visiting our web site at:
<http://www.auburn.ca.gov/services/Comm/ccthistoric.html>

Are you thinking about painting, replacing your siding or doing any construction to your property? Helpful hints and guidelines are available from the web site to assist you.

The HDRC meets on the first and third Tuesdays of the month at 6:00 p.m. The meetings are held in the City Council Chamber at 1225 Lincoln Way.

For more information regarding the Historical District contact the Community Development Department at (530) 823-4211 ext 3 or communitydev@auburn.ca.gov.



AUBURN

Historic Design Review Commission

The Historic Design Review Commission (HDRC) is a City of Auburn department that reviews and approves exterior changes to historic properties within the Old Town Historic District and Downtown Historic District. The HDRC is composed of seven members, including the City Manager, City Council members, and representatives from the community.

HDRC Members:

- City Manager
- City Council Members
- Representative from the Old Town Historic District
- Representative from the Downtown Historic District
- Representative from the Auburn Chamber of Commerce
- Representative from the Auburn Historical Society
- Representative from the Auburn Historical Foundation

HDRC Responsibilities:

- Review and approve exterior changes to historic properties within the Old Town Historic District and Downtown Historic District.
- Provide guidance and assistance to property owners regarding historic preservation.
- Conduct research and provide information regarding historic properties.

HDRC Meeting Schedule:

The HDRC meets on the first and third Tuesdays of the month at 6:00 p.m. in the City Council Chamber at 1225 Lincoln Way.

HDRC Contact Information:

City of Auburn
Community Development Department
1225 Lincoln Way
Auburn, CA 95601
(530) 823-4211 ext 3
communitydev@auburn.ca.gov



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

Powers and Duties # 6 Spokely, Combs, Vitas & Willick

Encourage and render advice and guidance to property owners or occupants on procedures for inclusion of a cultural resource on the local, State, or Federal level.



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

Powers and Duties # 7 Combs, Green, Briggs & Luebke

Recommend to the City Council, from time to time or as events warrant, recognition of owners or occupants of structures, improvements or sites by means of certificates, plaques, markers or commendations who have restored, renovated and/or maintained their property in an exemplary manner.



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

Powers and Duties # 7

Combs, Green, Briggs & Luebke

It is recommended that a system of recognition be established that acknowledges the owners of properties that have been restored to historical standards or have been remodeled or built to reflect the surrounding historical environment. These properties in themselves may not have any historical significance but the effort by the property owner to be sensitive to the historical environment should be recognized.

Nomination Procedure

Nomination by the owner or any citizen for recognition.

Two members of Historical Design review Committee and a City Staff member will review the nomination and make recommendations to the entire Commission.

Approved recognitions will be forward to the City Council for a formal certificate/commendation presentation to the property owner.



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

Powers and Duties # 7

Combs, Green, Briggs & Luebke

In addition to the recognition program, this committee felt that current and future properties designated in the *Auburn Register of Historic Sites* deserve more recognition. It is recommended that the City take the following additional step to acknowledge these designated properties:

- With owner consent, a numbered or letter sign designating the property as historic will be erected in front of the property.
- The current walking tour brochures should be expanded to include these designated properties.

The sign, designating historical properties, should contain the name of the City, signifying the property as historical and the number or letter associated with the property. The design of the sign could be referred to the Auburn Arts Commission for input and manufactured locally. The sign would then be placed near the front entrance to the property. Funding for this project would need approval of the City Council.



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

Powers and Duties # 9 Combs & Kratzer-Yue

Investigate and make recommendations to the City Council on the availability and use of funding which is or may become available from various federal, state, local or private sources to promote and undertake preservation of districts, structures, improvements or sites of historical value to Auburn.



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

Powers and Duties # 10 Spokely, Combs, Vitas & Willick

Provide local owners of diverse structures, buildings, areas, and sites with the benefit and responsibilities of inclusion in local, State, or Federal registries of historic properties.



HISTORIC DESIGN REVIEW COMMISSION POWERS AND DUTIES

AMC Section 159.496

Powers and Duties Review

Conclusion

Live Demo

<http://uncmgt.com/auburn/index.htm>



City of Auburn Historic Design Review Commission

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For more information regarding the Historical District contact the Community Development Department at (530) 823-4211 ext 3 or communitydev@auburn.ca.gov.



Memorandum

**City of Auburn
Community Development Department**

To: Historic Design Review Commission
From: Wilfred Wong, Community Development Director
Date: April 1, 2014
Subject: HDRC Priorities Follow-up – Mills Act

Staff is following up with the Historic Design Review Commission (HDRC) with respect to Power and Duties #9:

Investigate and make recommendations to the City council on the availability and use of funding which is or may become available from various federal, state, local or private sources to promote and undertake preservation of districts, structures, improvements or sites of historical value to Auburn.

On February 4, 2014 information was provided that showed funding was either project specific, or “there are limited to no funding sources available through federal avenues to local governments that do not commit to a preservation partnership through programs like the Certified Local Government Program” (Exhibit A). Since the City Council on June 11, 2012 decided not to move forward with the Certified Local Government Program and there is no specific project, staff has provided information on the Mills Act Property Tax Abatement Program so the Commission can start studying the program.

There is extensive information on the Mills Act, which staff has not fully analyzed. Staff recommends Commissioners read the information and if there are any questions to provide them to staff by May 1, 2014. Staff anticipates bringing this item back to the Commission on May 20th.

Find attached the following information on the Mills Act:

- Exhibit A: February 4, 2014 HDRC staff report.
- Exhibit B: California State Parks information Mills Act Property Tax Abatement Program.
- Exhibit C: California Office of Historic Preservation Mills Act Technical Assistance Bulletin #12.
- Exhibit D: California State Parks Mills Act Contacts (list of jurisdictions).
- Exhibit E: City of San Luis Obispo and Office of Historic Preservation presentation 2007.
- Exhibit F: City of Berkeley Mills Act information brochure.
- Exhibit G: City of Benicia July 15, 2010 staff report.

FOR A COPY OF EXHIBITS A-G
PLEASE CONTACT THE
COMMUNITY DEVELOPMENT DEPARTMENT